



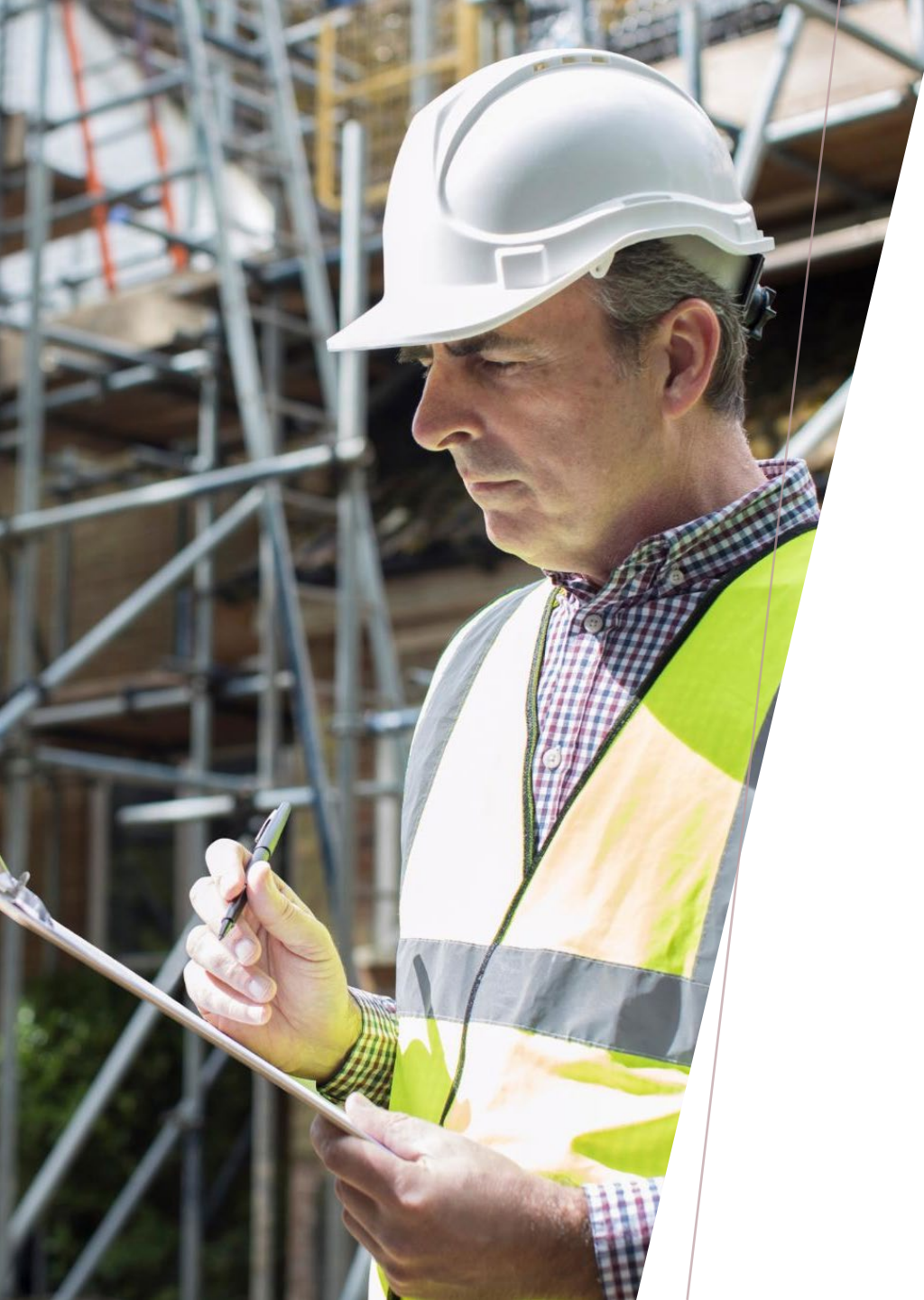
*THE FUTURE
OF
THE OLD TOWN HALL*

BACKGROUND INFORMATION

February 12, 2015

- Ad Hoc Committee was established to do the review of the Rodney Town Hall Building.





BACKGROUND INFORMATION

May 1, 2015

- Engineer report from Spriet Associates identified Building code violations after a general walk through.



BACKGROUND INFORMATION

June 25, 2015

- Ad Hoc Committee Report was presented to West Elgin Council with the list of recommendations.



LIST OF RECOMMENDATIONS:

- Declare the Rodney Town Hall surplus
- Prioritize relocating building occupants.
- Close Public washrooms at Rodney Town effective July 1, 2015.
- Relocate Service Ontario to West Elgin Municipal Office.
- Tiny Tots to remain at the Rodney Town Hall for one (1) year.
- Move the Rodney Senior's Club to the West Elgin Recreation Centre (in Rodney) on a permanent basis.

Fast Forward to 2019...

September 30, 2019

Old Town Hall building
is declared vacant and
its utilities have been
disconnected.



*GRANT OPPORTUNITY BECOMES
AVAILABLE*

- Staff and Council is exploring options on how to secure funding.
- Proposal for Renovations is presented to council in the Fall-2019.

Senior Government Funding Application

Rodney Town Hall Proposed Renovations

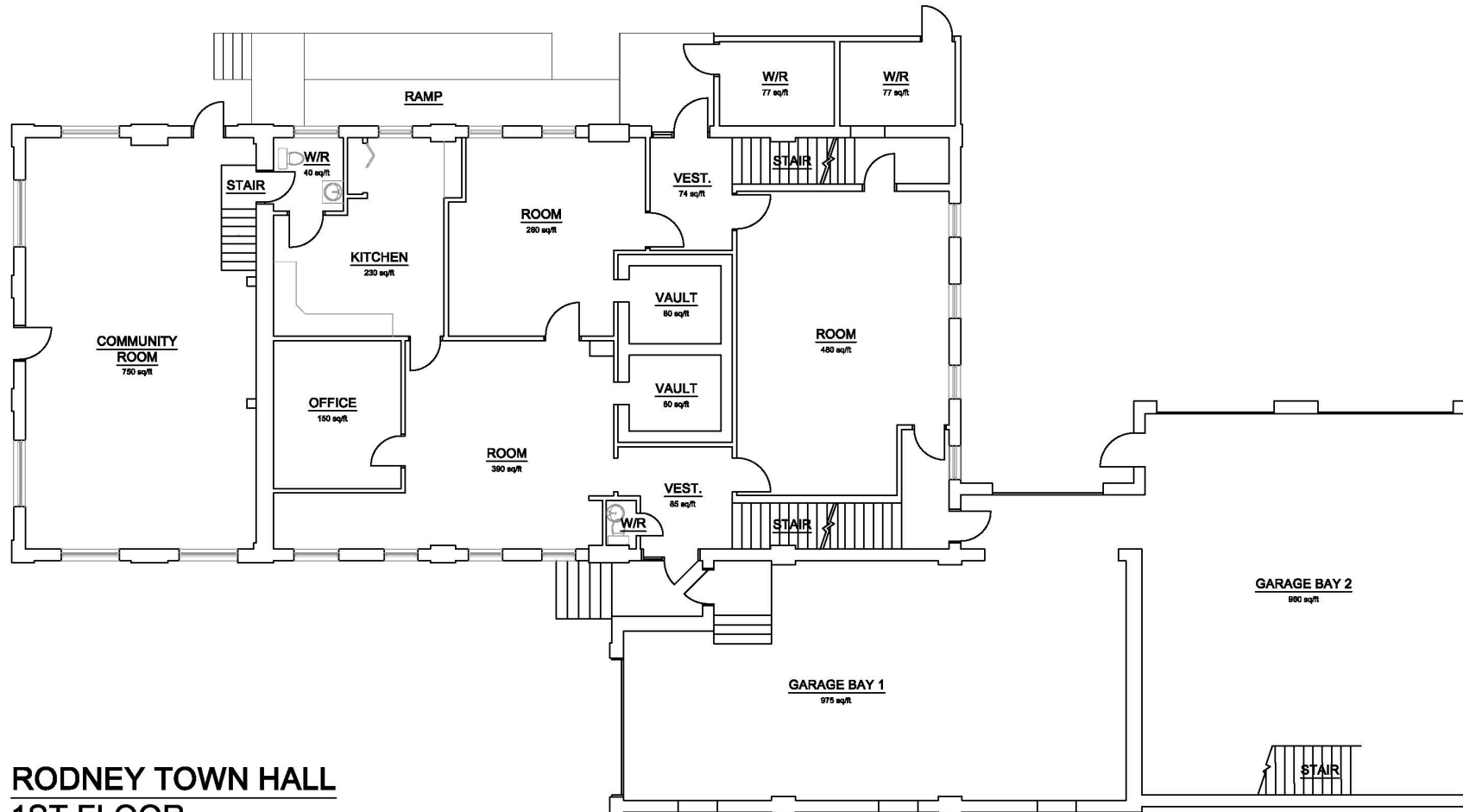


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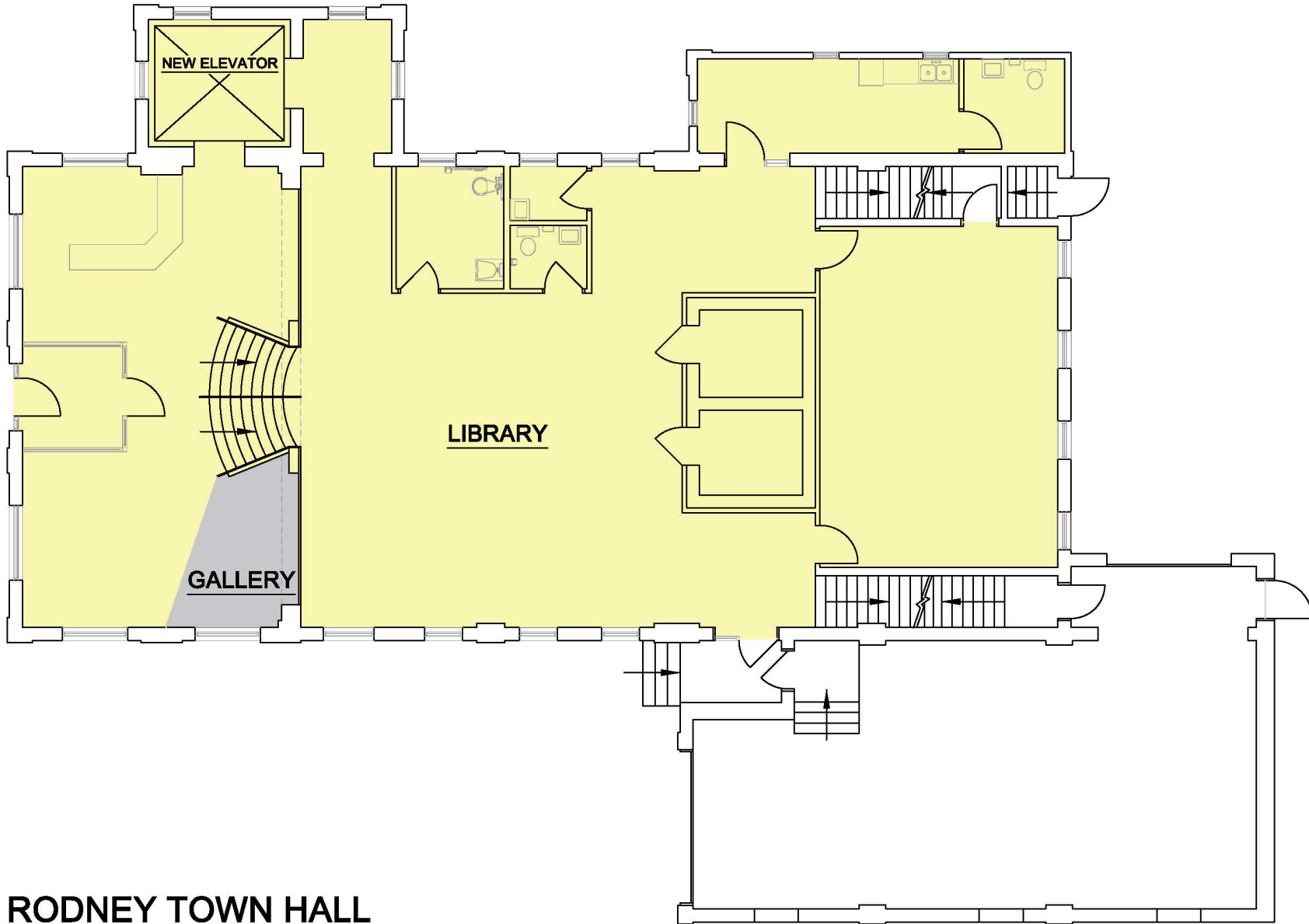


2019

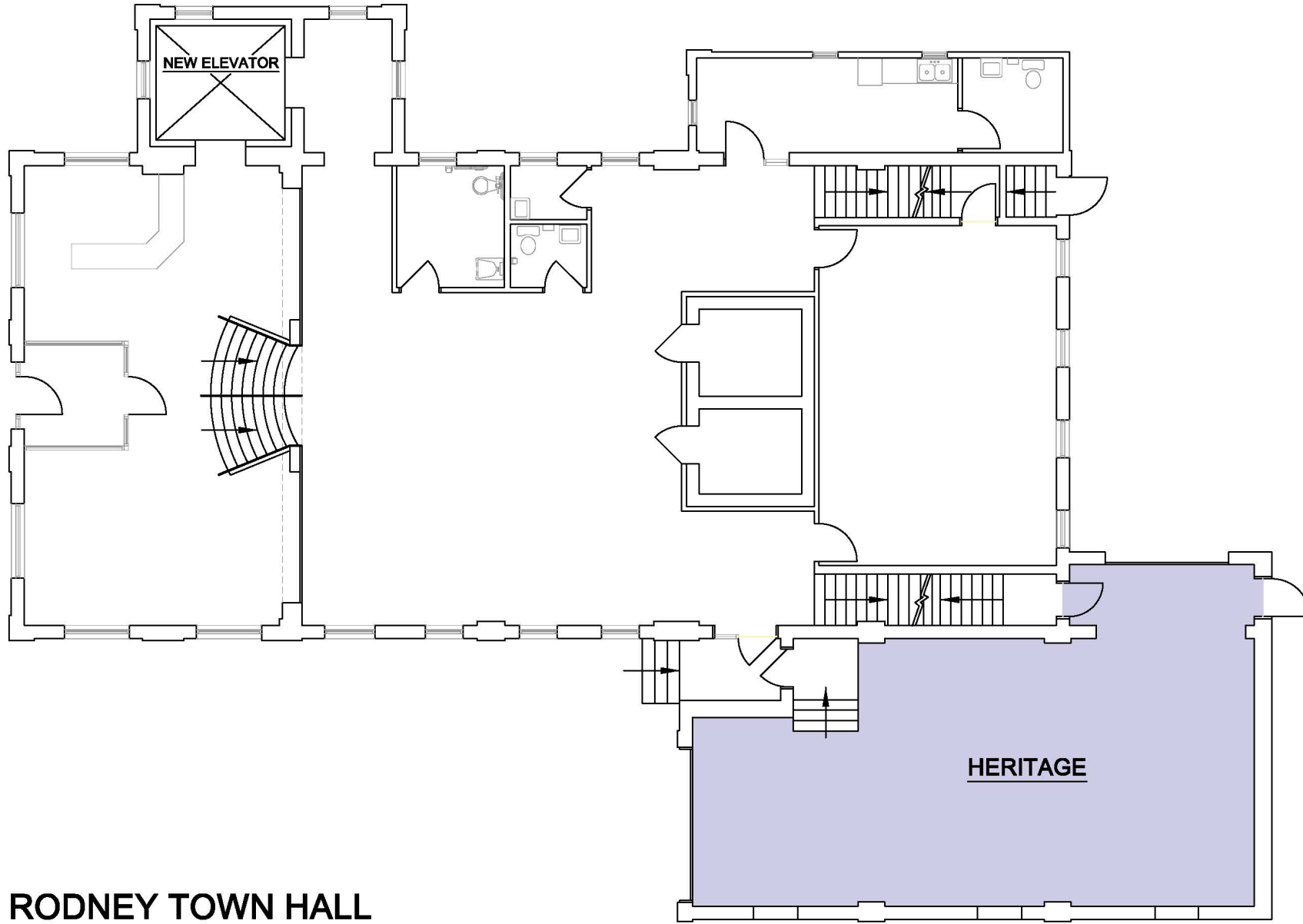
Current 1st Floor



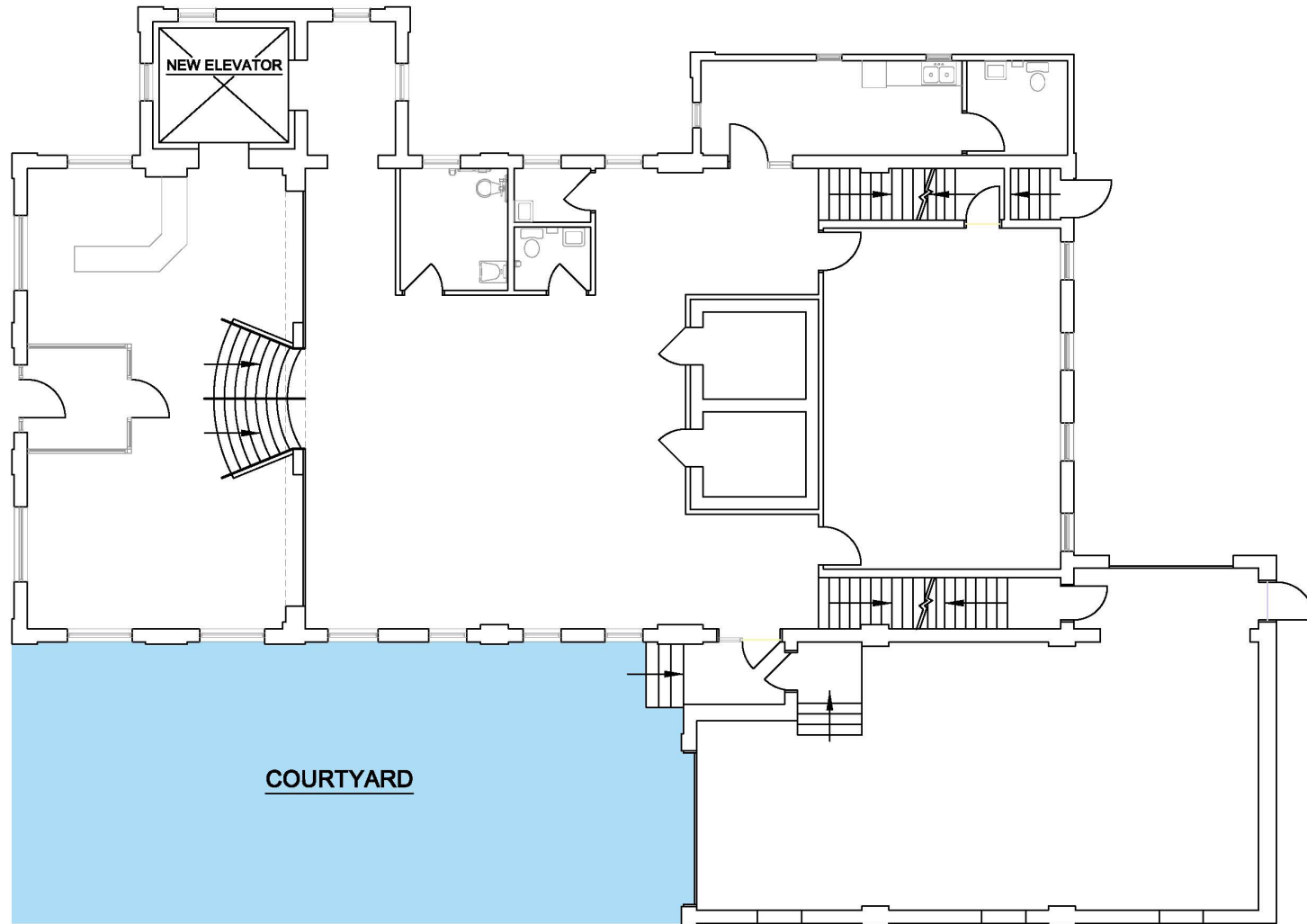
RODNEY TOWN HALL
1ST FLOOR



RODNEY TOWN HALL
MAIN FLOOR - GALLERY & LIBRARY



RODNEY TOWN HALL
MAIN FLOOR - HERITAGE

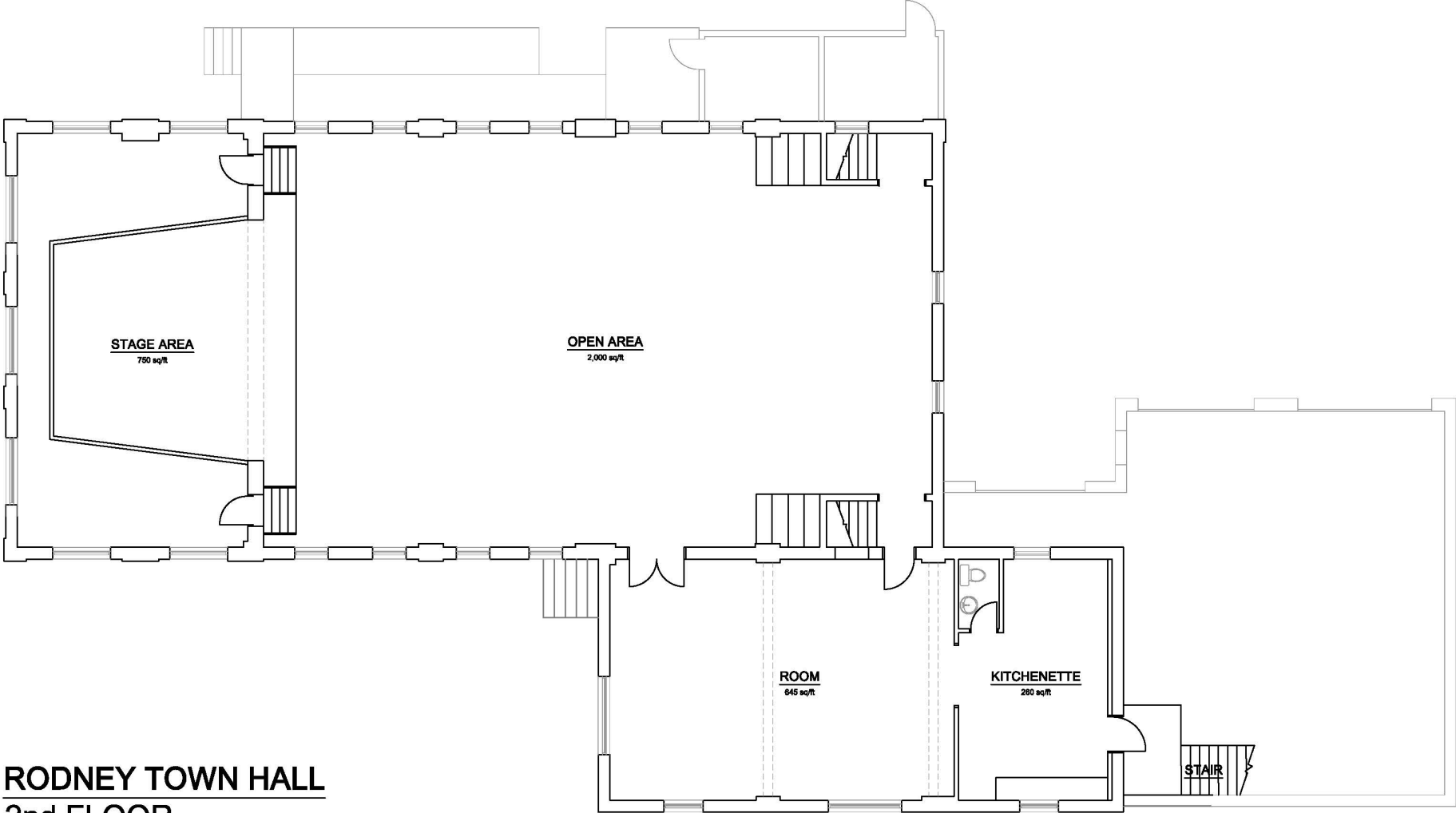


RODNEY TOWN HALL
GROUNDS - COMMUNITY COURTYARD

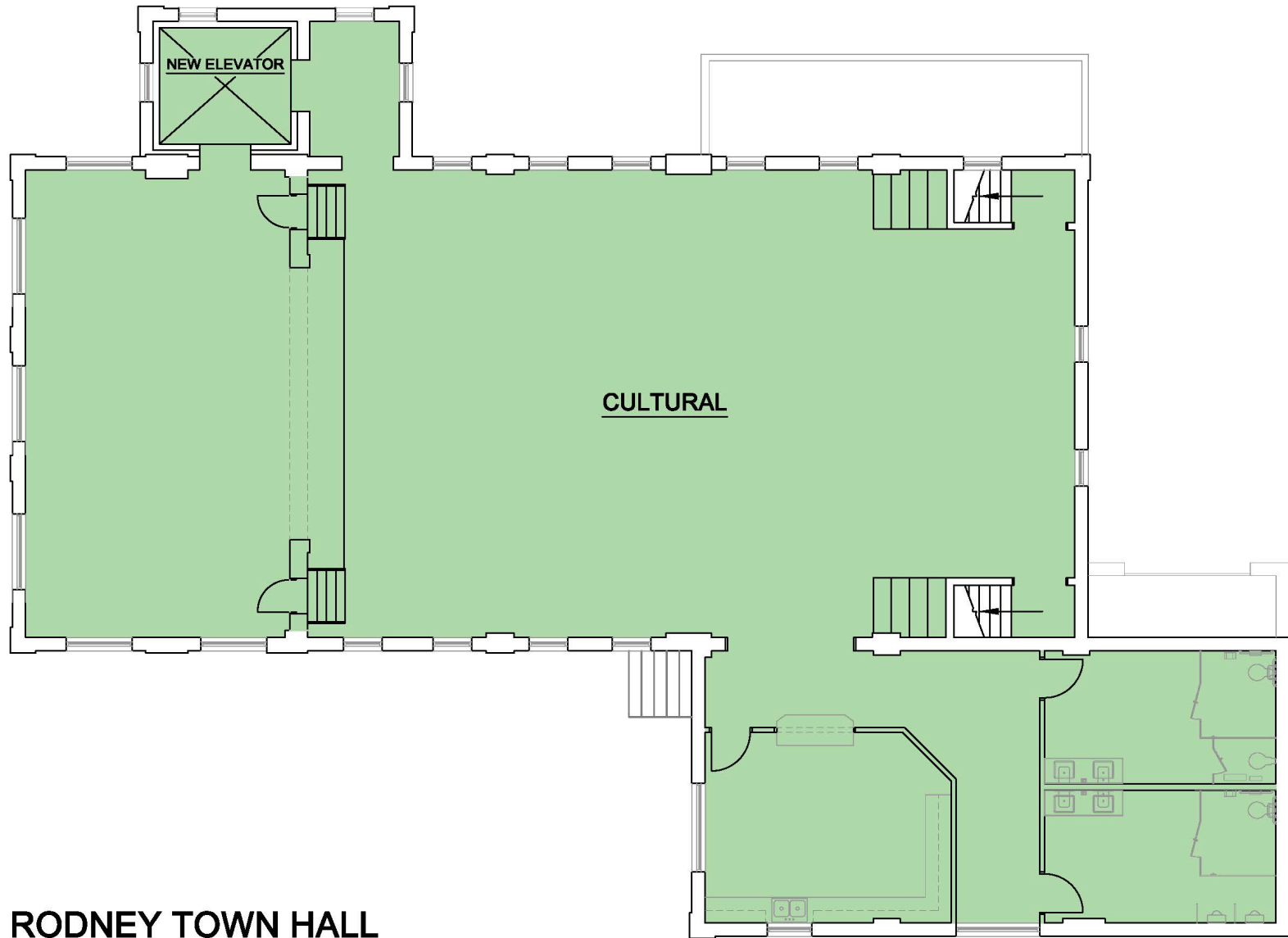
4 Examples of Community Courtyards



Current 2nd Floor



RODNEY TOWN HALL
2nd FLOOR



RODNEY TOWN HALL
UPPER FLOOR - CULTURAL

Proposed Project Budget

Exterior	
Masonry	\$40,000
Roofing	\$75,000
Demolition (?)	\$40,000
Windows & Doors – Main	\$78,000
Windows & Doors – Upper	\$45,000
Parking	(is there adequate parking? This will be a key component)
Lighting/Landscaping	\$45,000
Interior	
Stairs	\$90,000
Elevator	\$250,000
Washrooms – Upper	\$100,000
Washrooms – Main	\$95,000
Replace Electrical System	\$100,000
Replace Plumbing System	\$100,000
Basement	\$40,000
Interior Finish	\$618,000
Kitchen	\$101,500
Furnishings	(some County/some West Elgin)
Fire rate underside of Main Floor & construct fire rated mechanical room	\$65,000
Replace HVAC Systems	\$130,000
Structural Modifications	\$150,000
Professional Services	\$125,000
Contingency Allowance (10%)	\$216,250
Total	\$2,503,750 + HST



ICIP: Community, Culture and Recreation Stream – Rehabilitation and Renovation Intake

Project Title: Historic West Elgin Town Hall Rehabilitation

November 12, 2019 – Grant application for the total amount of **\$2,516,250.00** was submitted.

Key objectives:

- Revitalize a historic community building to extend its life span as a municipal asset.
- Implement climate change mitigation measures such as insulation, new efficient HVAC systems, and upgraded windows and doors.
- Enhancement to library services, expanded meeting space and meet AODA guidelines for inclusivity.
- Expand cultural and community services to better serve vulnerable populations including seniors, youth, indigenous.



Grant Application Success

- July 06, 2021 – the grand funding application was approved successfully, allowing the Municipality to proceed with renovations totaling **\$2,516,250.00**

• Federal Contribution -	\$ 1,006,500.00
• Provincial Contribution -	\$ 838,666.00
• Municipal Contribution -	<u>\$ 671,084.00</u>
	\$ 2,516,250.00



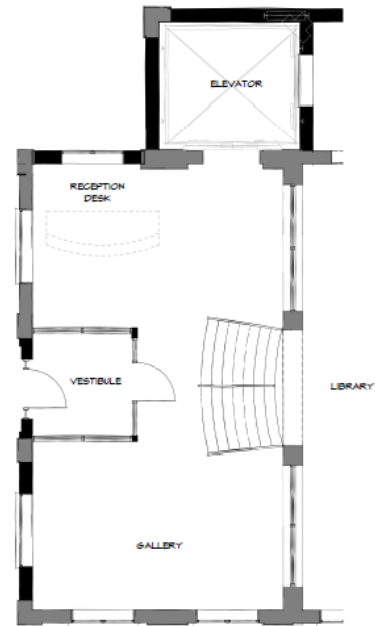


2022 Concept Plans

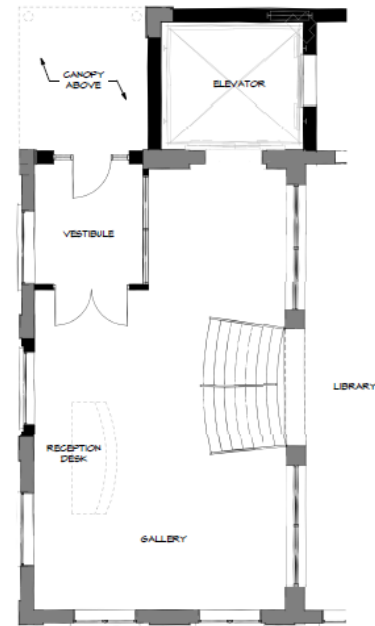
- Plans were carefully crafted to illustrate innovative and practical ideas for transforming the area. They not only showcased the physical layout but also communicated a deeper narrative about how this space could evolve to meet community needs and aspirations.



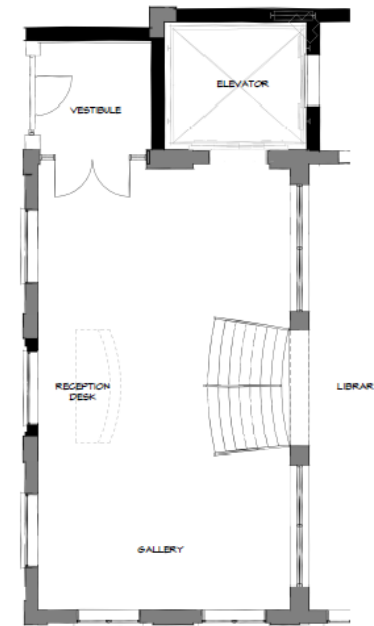
FLOOR PLAN



OPTION 1 - MAIN ENTRANCE/VESTIBULE

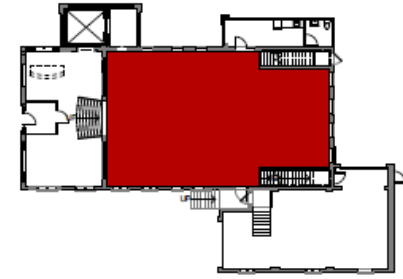


OPTION 2 - MAIN ENTRANCE/VESTIBULE

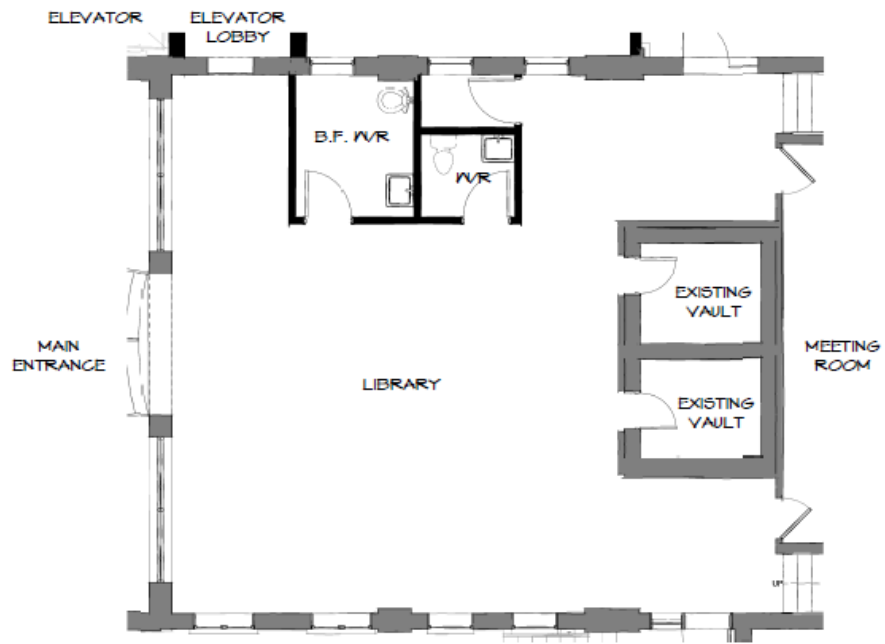


OPTION 3 - MAIN ENTRANCE/VESTIBULE



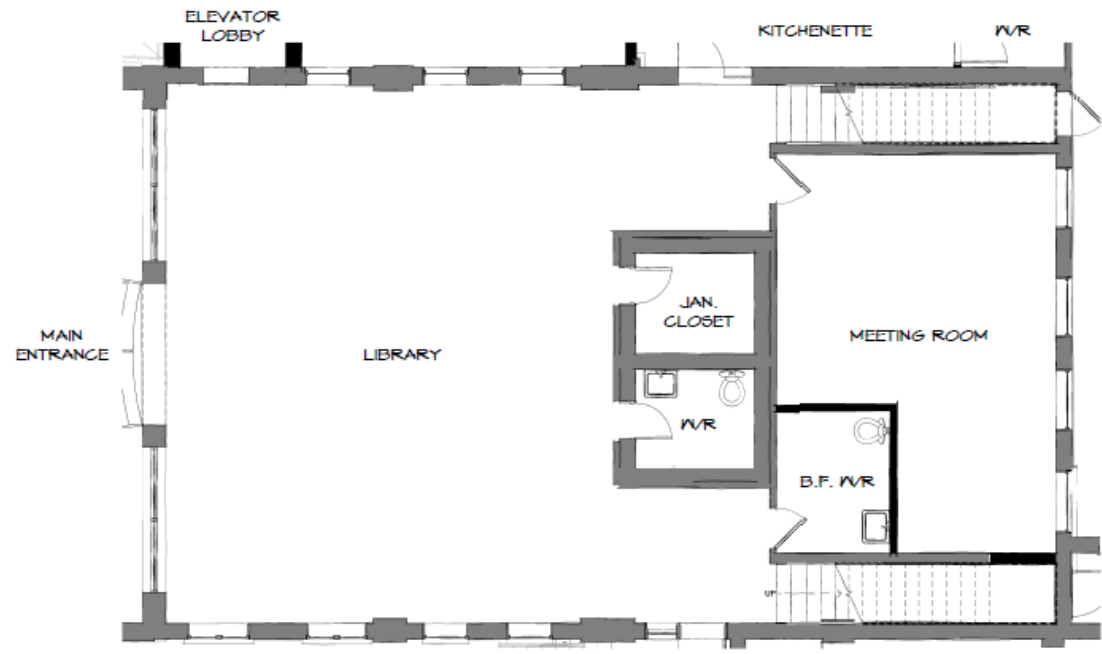


FLOOR PLAN



OPTION 1 - WASHROOMS

HERITAGE



OPTION 2 - WASHROOMS

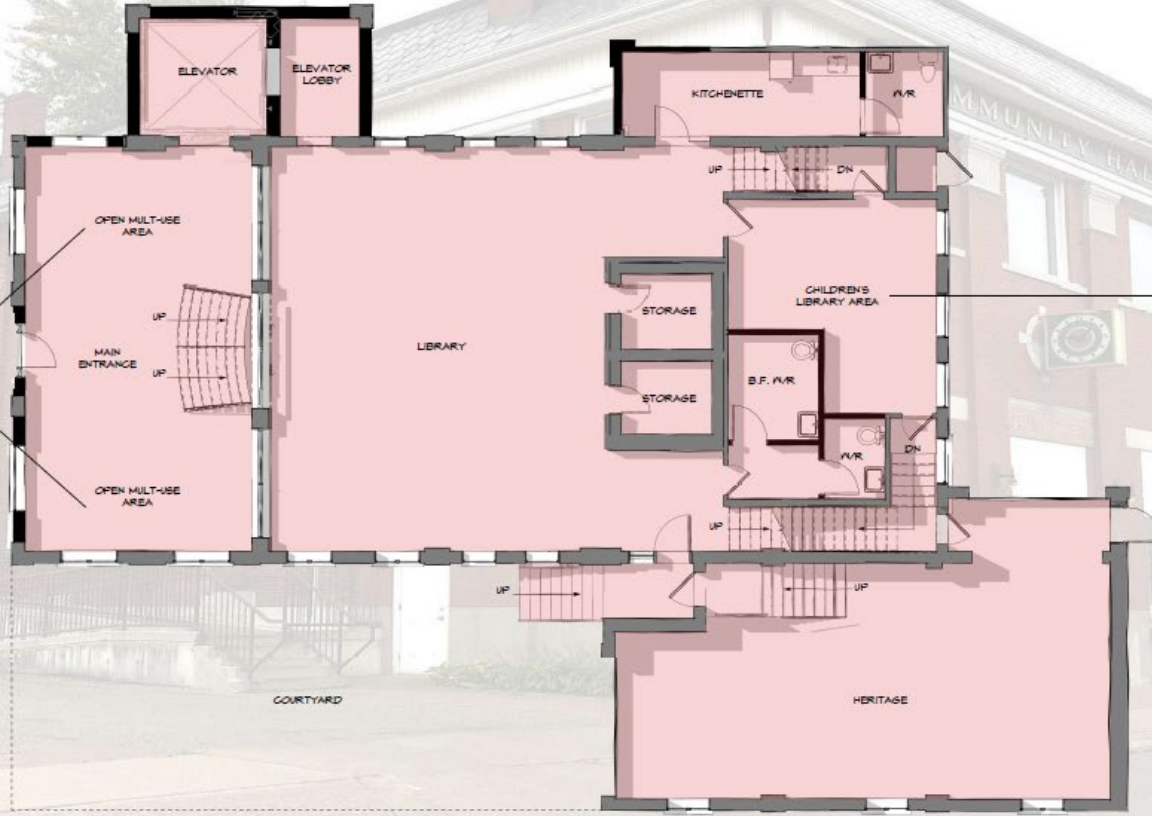
HERITAGE



PROPOSED MAIN FLOOR PLAN



INSPIRATIONAL | PROPOSED OPEN MULTI-USE AREA



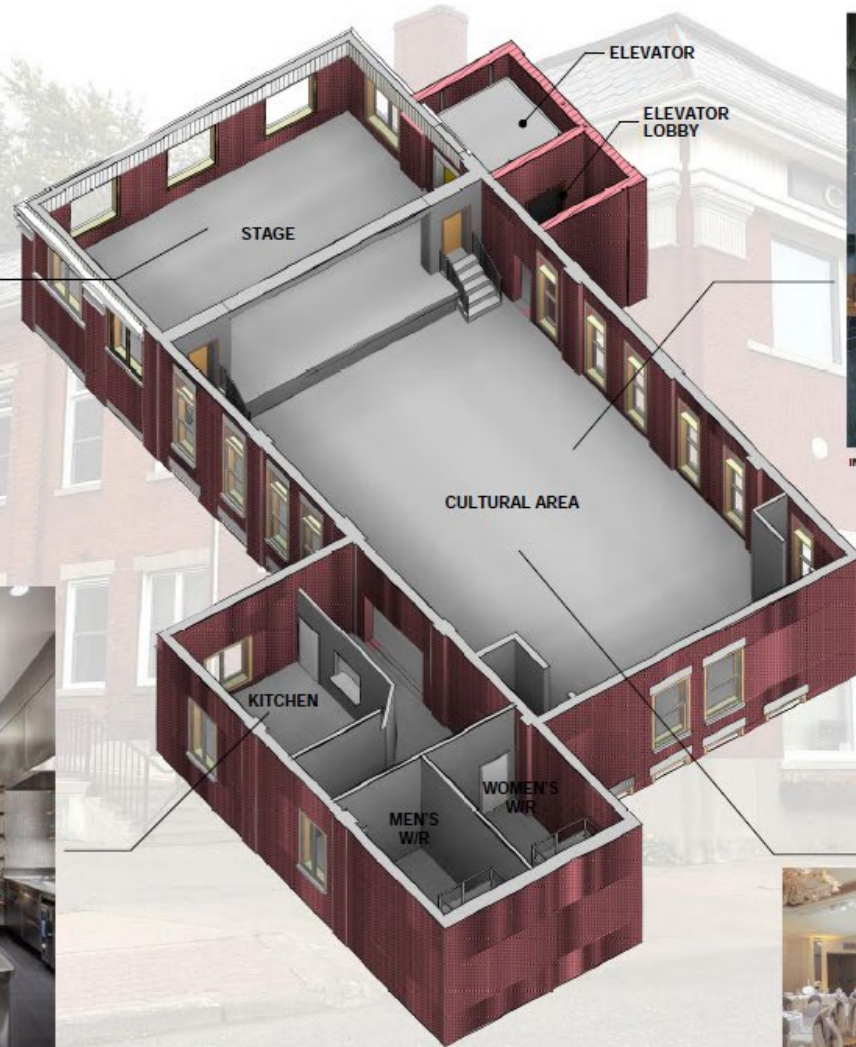
MAIN FLOOR PLAN



INSPIRATIONAL | PROPOSED CHILDREN'S LIBRARY AREA



INSPIRATIONAL | PROPOSED CULTURAL AREA - MUSICAL PLAYS / MOVIE DAYS



INSPIRATIONAL | PROPOSED CULTURAL AREA - MEETING SPACES / TRAINING SPACE / CONFERENCE SPACE



INSPIRATIONAL | PROPOSED COMMERCIAL KITCHEN



INSPIRATIONAL | PROPOSED CULTURAL AREA - EVENTS, WEDDINGS, ETC.



ISOMETRIC VIEW AT SECOND FLOOR PLAN



INSPIRATIONAL | PROPOSED CULTURAL AREA - MUSICAL PLAYS / MOVIE DAYS



ISOMETRIC VIEW AT SECOND FLOOR PLAN



INSPIRATIONAL | PROPOSED CULTURAL AREA - MEETING SPACES / TRAINING SPACE / CONFERENCE SPACE



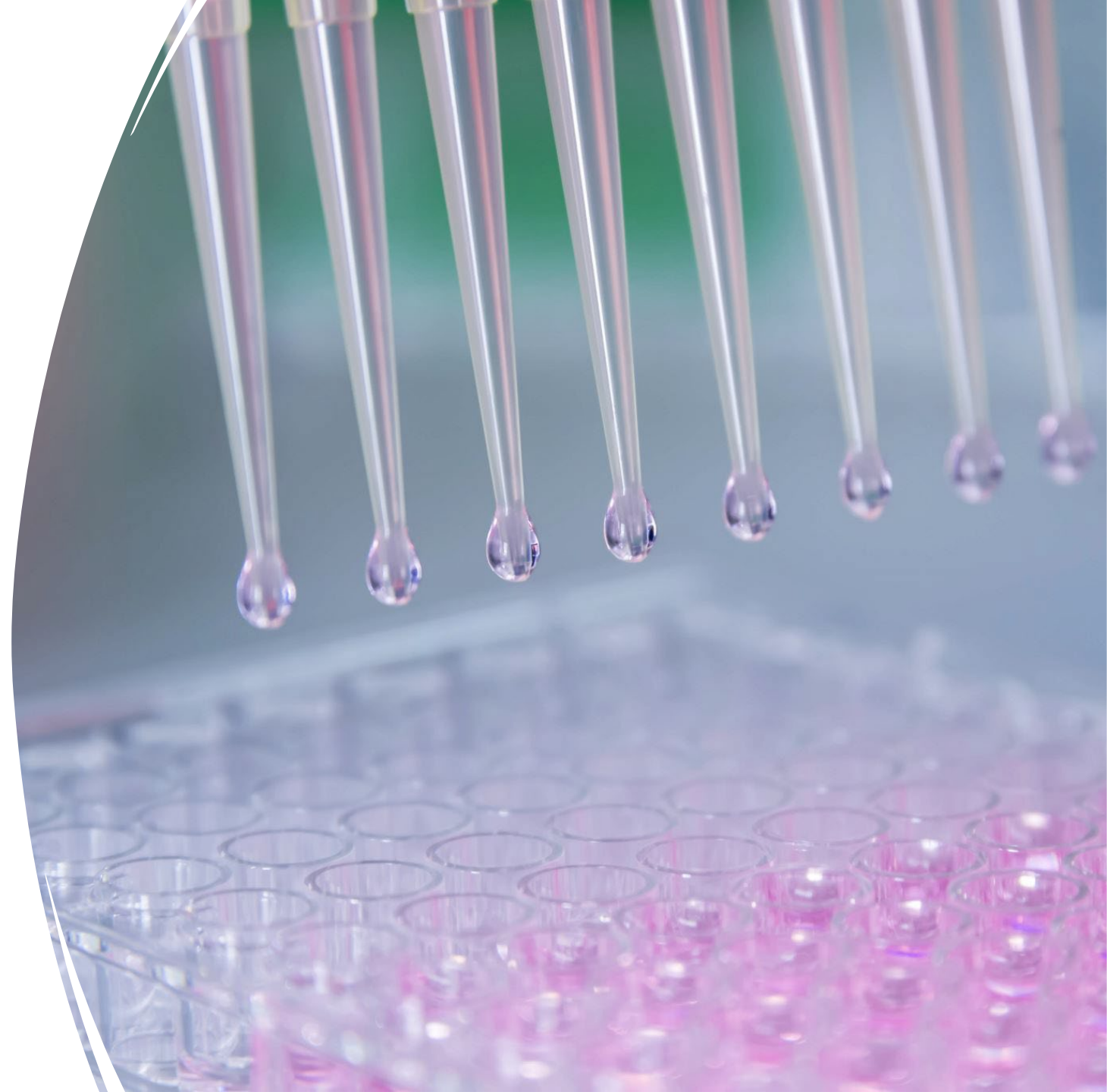
INSPIRATIONAL | PROPOSED COMMERCIAL KITCHEN



INSPIRATIONAL | PROPOSED CULTURAL AREA - EVENTS, WEDDINGS, ETC.

COVID-19 PANDEMIC

- Workforce disruptions – unable to find labour due to quarantine requirements and restrictions.
- Government Regulations and Lockdowns – halted construction services
- Project Planning and Coordination while adhering to pandemic-related restrictions was challenging.





Past Pandemic Challenges

- Estimated cost based on 2024 construction prices:
\$ 5,000,000.00
- Project completion deadline as per Transfer Payment Agreement:
March 31, 2027.



Options to Consider

Option #1

- Continue with the project
- Apply for Funding Extension
- Explore Additional Grant Opportunities
- Seek Funding from Other Government Sources
- Explore Partnerships and Sponsorships
- Engage community in Fundraising
- Explore Government Loans or Financing

Options to Consider

Option #2

- Identify potential developers who specialize in preserving historic buildings while adapting them for new uses, such as residential housing.
- Discuss preservation goals.
- Explore Housing Options
- Negotiate Terms of Sale





Future Use and Revenue Sources

Main Floor – Elgin
County Library
Lease – \$50,000.00

Upper Floor –
Community
Banquet Hall –
\$ TBD



Questions?